

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address DAVID SEROR - State Bar No. 67488 JESSICA L. BAGDANOV - State Bar No. 281020 EZRA BRUTZKUS GUBNER LLP 21650 Oxnard Street, Suite 500 Woodland Hills, CA 91367 Telephone: 818.827.9000 Facsimile: 818.827.9099 Email: dseror@ebg-law.com jbagdanov@ebg-law.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor and Debtor in Possession	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: BURBANK VICTORY PROPERTY LLC Debtor(s).	CASE NO.: 2:13-bk-32519-RN CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 10/24/2013	Time: 2:00 pm
Location: Courtroom 1645, United States Bankruptcy Court, 255 E. Temple Street. Los Angeles, CA 90012	

Type of Sale: ☐ Public ☒ Private **Last date to file objections:** 10/22/2013

Description of property to be sold: 300-302 North Victory Boulevard, Burbank, CA 91502
APN 2451-012-11

Terms and conditions of sale:

The Sale is subject to certain representations and warranties by the Seller, and contingencies by the Buyer, included in the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate, executed August 22, 2013. A copy of this agreement is attached as Exhibit "A" to the Debtor's Motion for Sale, on file with the Court.

Proposed sale price: \$ 1,975,000.00

Overbid procedure (*if any*): None

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

October 24, 2013 at 2:00pm in Courtroom 1645 of the United States Bankruptcy Court, 255 E. Temple Street, Los Angeles, California 90012

Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):

David Seror
Ezra Brutzkus Gubner LLP
21650 Oxnard Street, Suite 500
Woodland Hills, CA 91367
Telephone: 818.827.9000
Facsimile: 818.827.9099
Email: dseror@ebg-law.com

Date: 10/16/2013

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
21650 Oxnard Street, Suite 500, Woodland Hills, CA 91367.

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 10/24/2013, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Michelle R Ghidotti mghidotti@ghidottilaw.com, jlavayen@ghidottilaw.com
David Seror dseror@ebg-law.com, ecf@ebg-law.com
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
Hatty K Yip hatty.yip@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 10/24/2013, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Hon. Richard M. Neiter
United States Bankruptcy Court
255 E. Temple Street, Suite 1652
Los Angeles, CA 90012

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

10/24/2013 KRISTINA DOW
Date *Printed Name*

/s/ Kristina Dow
Signature